



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
May 8, 2014
Minutes
Approved

In Attendance:

Jim Dewees, Chad Adams, Joe Stoyack, Ken Engle,
MaryLou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik – Secretary

Jim Dewees, appointed Chairman this evening, called the meeting to order at 7:31 p.m.
A quorum was present.

A T & T – 450 Milford Road – Subdivision/Land Development Plan

Kate Durso of Fitzpatrick Lentz & Bubba, representing New Cingular Wireless PCS, LLC, d/b/a AT&T presented the Land Development Plan, which includes constructing a 4' x 10' concrete pad to place a diesel-powered generator at the existing silo cell tower on Milford Road. The generator will be placed outside the existing 'barn' structure and inside the fencing; the generator has a muffler; it will be visible from Milford Road; the diesel fuel is stored with the unit in a 210-gallon storage tank, which includes a containment area for spillage; it's within a residential zoning district - 55 db max; AT&T is collocating with T-Mobile in the silo.

Chad Adams moved, seconded by Joe Stoyack, to accept the Plans for Consultant review. The Motion carried unanimously. Chad would like to see the generator testing operations procedures manual and also asked if the existing landscaping will adequately screen the generator from view of Hoffman Circle residents and Milford Road travelers. Ms. Durso advised she will provide these materials to the members prior to next month's meeting.

Nace Properties, LLD – Children's House – Conditional Use Plan, Land Development Plan

Gary and Karen Nace, Cynthia Smith of Horizon Engineering, and Brian Nagle of MacElree Harvey were in attendance. Mr. Nagle introduced a Conditional Use Plan and a Land Development Plan for a Children's House Montessori School within the Windsor Ridge development, next to the Community Center. Parking and storm water management were approved and constructed as approved by the Windsor Ridge Conditional Use Decision & Order. The Lot was approved for office or educational uses. This proposal includes the construction of a building for an educational use which will operate 9:00 a.m. -3:00 p.m., and a potential day care for before/after school care. The day care would be offered only to the pupils of the school, if the parents need that service. School is in session 9 months, and there will be summer camps 9:00 .m. –noon. All educational and camp activities will take place on the property, a <1-acre parcel.

Planning Commission questions/comments included the following. The Applicants' answers are in *italics*:

1. Will the school have access to the Community Center? *The Naces weren't sure.*
2. Where is the outside recreational area? *A defined playground area is shown on the Plan and includes fencing, which begins at the front of the school building.*
3. What grades/ages are the students? *Ages 2-6.*

4. Will the building fall under HOA design guidelines? Has the HOA been approached? *The HOA has been contacted but hasn't yet responded.*
5. Who owns the property? *The Naces are the equitable owners of the property.*
6. What type of trash containment will be necessary and where would it be located? *A regular residential wheeled trash can is all that is necessary.*
7. What is the school's capacity? *84 students.*
8. How many parking spaces are required? *The number of spaces needed for this type of educational use is not specified in the Ordinance, however the number of spaces needed can be determined by using the square footage and the occupancy rate. The existing 21 spaces should be adequate.*
9. What are the plans for the fencing? *The fence will be as high as allowable, and will be compatible with the HOA guidelines.*
10. Will traffic be mainly from Route 100 or Fellowship Road, as additional traffic will impact the community? *The Applicant's traffic consultant will offer an opinion.*
11. What area will students come from? *The School is relocating from Lionville, so 1/3 from Exton, 1/3 Downingtown, 1/3 Chester Springs.*
12. What type of signage is planned, and where? *The attorneys are researching what is permitted.*
13. What architectural requirements will be followed? *The Windsor Ridge Conditional Use Decision & Order makes provisions for the architectural standards. The project architect will provide elevations for the next meeting.*
14. Exterior lighting? *Security lighting, compliant with Township ordinances.*

Joe Stoyack moved, seconded by Ken Engle, to accept the Plans for consultant review. The Motion carried unanimously.

Struble Trail – Dorlan Mill Trailhead Improvement

The County formally withdrew the Subdivision / Land Development Plan dated November 2013.

Approval of Minutes

Ken Engle moved, seconded by Chad Adams, to approve as presented the April 10, 2014 Planning Commission Meeting minutes. The Motion carried unanimously.

Open Session

Gwen Jonik announced the 6th Annual Township Block Party will be held June 14, 2014, beginning at 6:00 p.m. Those interested in volunteering for setup, throughout the event, or cleanup should contact the Township Office.

Chad Adams asked the status of Phase 2 of the Route 100 Wastewater Treatment Facility.

Jim Dewees announced the next Planning Commission meeting is scheduled for June 12, 2014.

Adjournment

Joe Stoyack moved, seconded by Chad Adams, to adjourn at 8:12 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary